

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Street and Alley Vacation #01014

DATE: August 31, 2001

PROPOSAL: Vacate the east 20 feet of South 7th Street adjacent to Lots 1,2,3 and 4 of the Lincoln Land Company Subdivision of Lots 5 and 6, Block 71 Original Plat of Lincoln.

LAND AREA: 1,603 square feet, more or less.

CONCLUSION: This application is not consistent with the goals and strategies of transportation as outlined in the Comprehensive Plan.

<u>RECOMMENDATION:</u>	Does NOT Conform to the Comprehensive Plan
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GENERAL INFORMATION:

LEGAL DESCRIPTION: East 20 feet of South 7th Street adjacent to Lots 1,2,3 and 4 of the Lincoln Land Company Subdivision of Lots 5 and 6, Block 71 Original Plat of Lincoln.

LOCATION: Generally located at South 7th and "N" Streets.

APPLICANT: Thomas Tiedgen
Midwest Steel Works
749 "N" Street
Lincoln, NE 68501
(402)476-7545

OWNER: Same

CONTACT: Same

SURROUNDING LAND USE AND ZONING:

North:	LES Substation	I1, Industrial District
South:	Industrial	I1
East:	Industrial	I1
West:	Industrial	I1

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HISTORY:

The area to the east was zoned K, Light Industrial until it was updated to I1, Industrial in 1979. The area to the west was zoned L, Heavy Industrial until it was updated to I1 in 1979.

Ordinance #180 vacated the west half of South 7th Street from the south line of "N" Street to the north line of "O" Street.

Ordinance #13216 vacated the west 20 feet of South 7th street from the south line of "N" street to the north line of the east-west alley in Block 83 Original Plat of Lincoln.

Ordinance #14306 vacated the east 20 feet of South 7th street adjacent to lots 5, 6, and 7 Lincoln Land Company Subdivision of Lots 5 & 6, Block 71 Original Plat of Lincoln.

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan shows this area as Industrial. (Page 39) The Functional Street and Road Classification in the Comprehensive Plan shows 7th and "N" Streets as local streets. (Page 91)

The Comprehensive Plan indicates the functional role of each street and that each street should be matched to a specific functional design based on traffic flow and geometric requirements.

The Comprehensive Plan states:

"Transportation planning occurs in the context of a city, with living neighborhoods, commercial areas, and design and environmental features. Street design in the City must reflect this context in order to contribute to the health of a community." (Page 89)

A specific strategy outlined in the Comprehensive Plan is:

"Within established areas, investigate solutions which temper optimal engineering solutions to traffic capacity and flow problems with a fundamental concern for preserving the value of neighborhoods" (Page 90)

UTILITIES: Utilities are in place to serve this area. LES requests a permanent easement be retained for the entire area of the proposed vacation for possible future facilities. Peoples Natural Gas has an existing 1-inch gas main in this area. Peoples Natural Gas has made arrangements with the petitioner to relocate this main. If this main is not relocated, Peoples Natural Gas requests that an easement be established for the entire area.

TRAFFIC ANALYSIS: The Functional Street and Road Classification in the Comprehensive Plan shows 7th and "N" Streets as local streets.

This application causes further lack of continuity along the east side of 7th Street. Although the south portion of this block was vacated by Ordinance 14306, this application causes a problem at the intersection of 7th and "N" Streets. If this section was vacated, it would create a 40 foot right of way. The Land Subdivision Ordinance indicates the minimum width for local streets in commercial, business or industrial zoning districts is 66 feet (Page

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26-28). Because the west half of 7th Street was previously vacated, this portion should not be vacated due to the problem created at the intersection. This application does not provide engineering solutions to traffic capacity and flow problems.

The Public Works & Utilities Department recommends denial of this proposed vacation because of the previously approved vacations.

PUBLIC SERVICE: Flow problems at the intersection of 7th and “N” Street could cause conflicts for emergency vehicles.

**BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL
AGENDA THE FOLLOWING MUST BE COMPLETED:**

1. The provisions of Chapter 14.20 of the Lincoln Municipal Code are met.

Prepared by:

Becky Horner
Planner

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Street & Alley Vacation #01014
7th & 'N' St.



Photograph Date 1997

Lincoln City - Lancaster County Planning Dept.

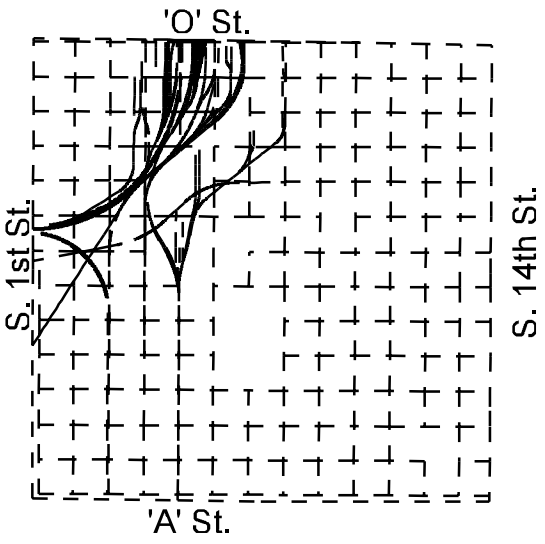
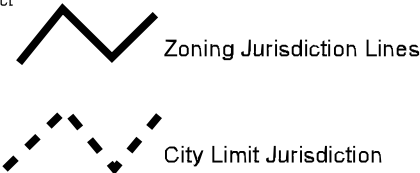


Street & Alley Vacation #01014 **7th & 'N' St.**

Zoning:

- | | |
|------------|--|
| R-1 to R-8 | Residential District |
| AG | Agricultural District |
| AGR | Agricultural Residential District |
| R-C | Residential Conservation District |
| O-1 | Office District |
| O-2 | Suburban Office District |
| O-3 | Office Park District |
| R-T | Residential Transition District |
| B-1 | Local Business District |
| B-2 | Planned Neighborhood Business District |
| B-3 | Commercial District |
| B-4 | Lincoln Center Business District |
| B-5 | Planned Regional Business District |
| H-1 | Interstate Commercial District |
| H-2 | Highway Business District |
| H-3 | Highway Commercial District |
| H-4 | General Commercial District |
| I-1 | Industrial District |
| I-2 | Industrial Park District |
| I-3 | Employment Center District |
| P | Public Use District |

One Square Mile
 Sec. 26 T10N R6E



Lincoln



Nebraska's Capital City

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AUG 21 2001

LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

August 17, 2001

Lincoln City/Lancaster County
Planning Commission
Lincoln, Nebraska 68508

RE: Vacating the east 20 feet of South 7th Street adjacent to Lots 1, 2, 3, and 4 of the Lincoln Land Company Subdivision of Lots 5 and 6, Block 71 Original Plat of Lincoln

Dear Ladies and Gentlemen:

The Department of Public Works and Utilities has received a proper petition from Thomas Tiedgen, President of Midwest Steel Works, owners of Lots 1, 2, 3, and 4 of the Lincoln Land Company Subdivision of Lots 5 and 6, Block 71 Original Plat of Lincoln, to vacate the above described public right-of-way. Petitioners request for this vacation is to create a consistent and even lot line along the east side of South 7th Street between the north line of the east-west alley in Block 71 and the south line of "N" Street.

Lincoln Electric System has requested that a permanent easement be retained for the entire area of this proposed vacation for possible future facilities. Peoples Natural Gas has an existing one-inch gas main in this area. They have made arrangements with the petitioner to relocate this main, if this main is not relocated, Peoples also requests that an easement be established for the entire area.

There have been several right-of-way vacations in this area over the years. Ordinance No. 180 vacated the west half of South 7th Street from the south line of "N" Street to the north line of "O" Street. Ordinance No. 13216 vacated the west 20 feet of South 7th Street from the south line of "N" Street to the north line of the east-west alley in Block 83 Original Plat of Lincoln. Ordinance No. 14306 vacated the east 20 feet of South 7th Street adjacent to Lots 5, 6, and 7 Lincoln Land Company Subdivision of Lots 5 and 6, Block 71 Original Plat of Lincoln. If this vacation were to be approved it would create a 40 foot wide public right-of-way width at the south line of "N" Street for South 7th Street. This would be a substandard right-of-way width for a commercial area.

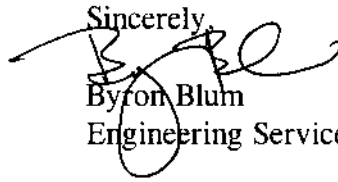
Planning Commission

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The Department of Public Works and Utilities recommends denial of this proposed vacation because of the previously approved vacations. If approved this vacation contains an area of 1,602.80 square feet, more or less.

Sincerely,

A handwritten signature in black ink, appearing to read 'Byron Blum', is written over the printed name and title.

Byron Blum

Engineering Services

cc: Allan Abbott
Ann Harrell
Kathleen Sellman
Marc Wullschleger
Roger Figard
Joan Ross
Clint Thomas
Dana Roper
Nicole Fleck-Tooze
Thomas Tiedgen, Midwest Steel Works

fcy letter to planning commission bab

